

Regulations - Accessory Buildings & Other

Application fee: \$50 (non-refundable)

Permits are conditional upon the following:

- Zoning must allow construction of proposed structure.
- All applications must include the applicable fees and:
 - A legal survey.
 - A preliminary plot plan sketched on the survey.
 - The schematics of the proposed building (floor plan).
- An accessory buildings shall have a maximum floor area of 70m².
- An accessory building shall be prohibited to project in front of a building line or in the flanking sideyard of a corner lot.
- Accessory buildings shall located be on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- The maximum height shall be 6m with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion (within the minimums set out above). but not in the flanking sideyard of a corner lot.
- Residential lots may have rmore than one accessory building provided that the maximum combined floor area of all buildings. including a second storey, shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- Maximum lot coverage: 33%
For accessory buildings, the site for the proposed development must be marked with pegs at 4 corners.

Additional Conditions

- All measurements must be metric.
- Structures are to be located, built and/or renovated in accordance to plans and location plan submitted.
- Structures are to be constructed in accordance to the National Building Code and all applicable legislation.
- All buildings are to be used for domestic purpose only: no commercial uses are permitted.
- Approval is to be obtained from any or all of the following departments, as applicable: Government Services (Health). Fire Life & Safety, Building Accessibility. Transportation, Environment. and/or Crown Lands.
- Builder must maintain reasonable cleanliness of site at all times.

All permits issued by the town are valid far a period of one /1) year only. The town does not provide inspections. and compliance to existing national or provincial building codes is the responsibility of the applicant. It is the responsibility of homeowners to notify the Town when new homes are occupied for the purpose of garbage collection. Above is a list of the most common regulations. For the complete list. please consult the Town of Witless Bay Municipal Zoning and Land Use Plan and the Town's by-laws and regulations pertaining to development and permits las well as applicable Provincial and Federal laws. regulations and statutes!